

REDMOND BUILDING CODE



CHAPTER 15.08 REDMOND MUNICIPAL CODE

INTERNATIONAL RESIDENTIAL CODE 2003 Edition

Effective July 1, 2004

Chapter 15.08 BUILDING CODE

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15.08.010 Short Title.

This Chapter and amendments hereto shall constitute the "Building Code" of the City and may be cited as such.

15.08.020 Adoption.

The International Building Code, 2003 Edition, published by the International Code Conference, with the additions, deletions and exceptions as set forth in Chapter 51-50 of the Washington Administrative Code and the International Residential Code 2003 Edition, published by the International Code Conference, with the additions, deletions and exceptions as set forth in Chapter 51-51 of the Washington Administrative Code are hereby adopted by this reference and incorporated herein as if set forth in full as the Building Code for the City, except such portions as may be deleted, modified or amended by this chapter.

The Building Official may use the appendices for guidance in interpreting and administering the Building Code and the provisions of this chapter. Further, the following appendix chapters are specifically adopted.

International Building Code:

Appendix I, Patio Covers.

International Residential Code:

Appendix A, Sizing and Capacities of Gas Piping; except for liquefied petroleum gas installations;

Appendix B, Size of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances and Appliances Listed for Use and Type B Vents;

Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems;

Appendix G, Swimming Pools, Spas and Hot Tubs; and

Appendix H, Patio Covers.

15.08.030 Public Inspection.

The City shall at all times keep on file with the City Clerk, for reference by the general public, not less than one copy of the Codes and resolutions, or parts thereof, as herein adopted by reference, together with the amendments and supplements thereto herein made a part of this Chapter.

The copies of the Codes on file may be placed by the City Clerk in the custody of the Building Official in order to make them more readily available for inspection and use by the general public.

15.08.040 Deletions

The following sections of the International Building Code, 2003 edition, are hereby deleted:

Delete Exception #2 to Section 101.2 - Scope.

Delete Section 112 - Board of Appeals.

Delete Section 105.1.1 - Annual Permit.

Delete Section 105.1.2 - Annual Permit Records.

The following sections of the International Residential Code, 2003 edition, are hereby deleted:

Delete the Exception to R101.2 - Scope.

Delete Section R112 - Board of Appeals.

Delete Chapters 11 and 25 through 42. (WAC 50-51-003)

15.08.070 Complete Application for Permit.

Determination of whether a building permit application is complete for purposes of administering Redmond Community Development Guide Title 20F shall be made by the Building Official and shall be based upon the adopted Building Codes.

15.08.080 Penalties for Violations.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties provided for in Redmond Municipal Code 1.01.110 and Chapter 1.14 Redmond Municipal Code, as said section currently exists or is hereafter amended, modified or recodified.

R101.1 Title. These provisions shall be known as the "Residential Code for One- and Two-Family Dwellings of the City of Redmond," and shall be cited as such and will be referred to as "this code."

R102.4 Referenced codes and standards. The referenced codes and standards shall be as specified in Section 101.4 of the amended administrative provisions of the International Building Code, Section 15.08.050 Redmond Municipal Code.

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R105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures provided the floor area does not exceed 200 square feet (18.6 m²).
2. Fences not over 6 feet (1829 mm) high.
3. Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment accessory to a one or two-family dwelling.
9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

Electrical:

Repairs and maintenance: A permit shall not be required for Class A Basic Electrical Work as defined in RCW 19.28.006.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the Redmond Community Development Guide Section 20F.30, as said section currently exists or is hereafter amended, modified or recodified.

R108.5 Refunds. The building official shall authorize the refunding of fees based on amended administrative provision Section 108.6 of the International Building Code, Section 15.08.050 Redmond Municipal Code.

R108.6 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee. The investigation fee shall be equal to the amount of the permit fee that would be required by this code if a permit were to be issued. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code, nor from any penalty prescribed by law.

SECTION R112
APPEALS.

Appeals of orders, decisions or determinations made by the Building Official related to the application or interpretation of this code shall be made pursuant to Redmond Community Development Guide Section 20F.30.60 Public Hearings and Appeals, as said section currently exists or is hereafter amended, modified or recodified.

R301.1.4 Automatic Fire Sprinkler System Requirements for Townhouses. All townhouse buildings with an aggregate area of all connected townhouses equaling or exceeding 5,000 square feet or greater shall comply with the requirements of the Redmond Fire Code, as adopted in Chapter 15.06 of the Redmond Municipal Code for automatic fire sprinkler systems.

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Table R301.2(1)
Climatic and Geographic Design Criteria.

Ground Snow Load = **15 psf**

Wind Speed = **85 mph**

Seismic Design Category = **D2**

Subject to Damage From

Weathering = **Moderate**

Frost Line Depth = **12"**

Termite = **Slight to Moderate**

Decay = **Slight to Moderate**

Winter Design Temp = **27° F**

Ice Shield Underlayment Required = **No**

Flood Hazards =

Joined National Flood Insurance Program 1979

Current Flood Hazard Map - FIRM 1999

Air Freezing Index = **113**

Mean Annual Temp = **52° F**

